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News Release

FOR RELEASE:

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NEWARK AFFORDABLE HOUSING PROJECT SELECTED FOR INNOVATION AWARD

NEWARK -- The U.S. Department of Housing and Urban Development (HUD) and the National Partners in Homeownership selected Horizon Village in Newark as a national model in its "Building Innovation in Homeownership" program. The designation was marked by a ceremony in Newark on Thursday, December 12. The program seeks to recognize and assist developers whose innovative design and construction techniques lower the cost of homebuilding.

HUD State Coordinator Diane Johnson said, "The selection of Horizon Village proves that design innovation can reduce costs for homebuyers; a critical step in making the American dream of homeownership come true for more families. I'm proud that our New Jersey developers are at the forefront of homebuilding technology".

The National Partners in Homeownership includes more than 50 groups--lenders, homebuilders, nonprofit groups, professional organizations, and government agencies. Convened by President Clinton the Partners implement the National Homeownership Strategy to create eight million new homeowners by the year 2000.

The projects were selected by a Partnership Selection Board consisting of: HUD; the National Association of Homebuilders; the Manufactured Housing Institute; the Council of American Building Officials; the Conference of States on Building Codes and Standards; the Enterprise Foundation; and the Federal Housing Finance Board.

Horizon Village is the creation of Community Urban Renewal Enterprise (CURE), the nonprofit development arm of Symrna Baptist Church, in Newark, and JP Affordable Housing, Inc., of Jersey City, a leading builder of inner city affordable housing.

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The development is located in Newark's Central Ward, on a site bound by Bergen and Hunterdon Streets and 15th and 16th Avenues.

Horizon Village contains 27 two-family homes that were offered for sale at \$79,900; approximately one third the cost of new housing construction in northern New Jersey. The houses are of modular construction with energy saving features such as; double-paned windows, caulked electrical receptacles to cut air infiltration, and boosted insulation. Exterior materials are durable and low maintenance. The duplexes are sited to encourage the concept of "defensible space", close to the street, protected by fences, with street visibility from the units, and no outside access to unit crawl spaces.

The choice of two-family homes for Horizon Village contributes to affordability. Homebuyers become landlords, learn about property management and have a second income source. There are income limits for both the homebuyers and the renters and constraints on profit from resale of the units.

Horizon Village was financed by grants from HUD's HOME program, provided by the City of Newark through its Department of Development and the New Jersey Department of Community Affairs' Balanced Housing Program. Construction loans were obtained from Summit Bank and the New Jersey Housing and Mortgage Finance Agency's Urban Homeownership Recovery Program.